

134.0

0002

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

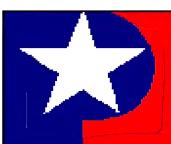
Total Card / Total Parcel

USE VALUE:

1,345,000 / 1,345,000

ASSESSED:

1,345,000 / 1,345,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MANANDHAR BINAY/SHEELA	
Owner 2: TRS/CHURCHILL AVE 97 TRUST	
Owner 3:	

Street 1: 97 CHURCHILL AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 342.13	/Parcel: 342.13
Entered Lot Size	Total Land:	Land Unit Type:

PREVIOUS OWNER	
Owner 1: MANANDHAR BINAY/SHEELA -	
Owner 2: -	
Street 1: 97 CHURCHILL AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 3931 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
6350	Sq. Ft.
Site	
0	90.
0.96	10

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6350	Sq. Ft.	Site	0	90.	0.96	10								549,452						549,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6350.000	795,500		549,500	1,345,000		230002
							GIS Ref
							GIS Ref
							Insp Date
							05/19/18

PREVIOUS ASSESSMENT								Parcel ID	134.0-0002-0007.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	795,500	0	6,350.	549,500	1,345,000		Year end	12/23/2021
2021	101	FV	773,200	0	6,350.	549,500	1,322,700		Year End Roll	12/10/2020
2020	101	FV	772,600	0	6,350.	549,500	1,322,100	1,322,100	Year End Roll	12/18/2019
2019	101	FV	601,600	0	6,350.	580,000	1,181,600	1,181,600	Year End Roll	1/3/2019
2018	101	FV	618,300	0	6,350.	427,400	1,045,700	1,045,700	Year End Roll	12/20/2017
2017	101	FV	618,300	0	6,350.	409,000	1,027,300	1,027,300	Year End Roll	1/3/2017
2016	101	FV	618,300	0	6,350.	378,500	996,800	996,800	Year End	1/4/2016
2015	101	FV	605,600	0	6,350.	317,500	923,100	923,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
MANANDHAR BINAY	47273-147		4/13/2006	Family			1	No	No								
MANANDHAR BINAY	47255-273		4/10/2006	Family			1	No	No								
MANANDHAR BINAY	41697-179		12/29/2003	Family					No								
MAC DOUGAL DORO	38882-240		4/22/2003			859,000	No	No	4								
MAC DOUGAL DORO	6859-57		1/1/1960				1	No	No								

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
9/28/2012	1254	Redo Bat	60,276	C					5/19/2018	MEAS&NOTICE	HS	Hanne S				
9/1/2005	792	Redo Bat	60,000	C		G7	GR FY07	& INSTALL RES ELEV	4/18/2013	Info Fm Prmt	EMK	Ellen K				
4/3/2002	267	New Buil	130,000	C		G4	GR FY04	NEW SINGLE FAMILY	1/17/2009	Meas/Inspect	345	PATRIOT				
									5/8/2006	Permit Visit	BR	B Rossignol				
									8/16/2003	Inspected	BR	B Rossignol				
									2/13/2002	External Ins	PM	Peter M				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

